

the family home REIMAGINED! a whole-home transformation



floor plan in the addition. The first-floor layout includes a larger dining area, an updated kitchen with a large pantry, and a friend's entrance including Garman's signature bench and peg details. The second floor of the addition houses an owner's suite. This space infuses a touch of luxury, creating a sanctuary complete with a full-tile shower, a walk-in closet, and a large bay window to serve as a reading nook. Next door to the owner's suite is a nursery for the newest

addition to their family.

The family identified with a blend of boho and cottage-core styles for the interior design. Natural materials such as wood and stone were incorporated into the overall aesthetic to align with their preferences. The space is enriched by a fusion of layered textures and patterns, featuring a palette of rich, warm colors and jewel tones. Specific design elements reflecting this fusion include wood floating shelves, custom-stained pocket doors, quartz countertops, vibrant wool jewel-toned stair runners, and a mix of brass and matte black metal accents seamlessly integrated throughout the home.

The outside of the home was transformed as well to create tranquil spaces for quiet moments and relaxing places to watch the children as they play. The renovation includes a larger front porch with timber truss, a new rear-covered porch, and a patio. Both outdoor living spaces were designed to utilize stamped concrete.

Finishes to the exterior included a house wrap and $\frac{3}{4}$ " lathe with new siding over the log house walls, aluminum wrap trim, and soffits, doors, and windows. Utilizing natural timber trusses, stone, and metal roofing allowed Garman to keep the classic aesthetic of the original log home.

In the end, the homeowners got the best of both worlds—a new home built on memories and family traditions. Enjoy the tour!

The Garman team, led by renovations specialist, Steve Galeone, began the project by listening and asking questions to immerse the team in the vision of what the couple wanted to create and to understand what

they wanted to retain from the current structure. For example, the original log home utilized post and beam interior framing, which was able to be incorporated into the new renovation design. The homeowners and the Garman team also agreed to save the living room LVP flooring, a few interior doors and casings, baseboards, built-ins, and the kitchen countertops and cabinets.

Through the discovery and planning process, it was determined that every room in the two-story home would be remodeled. To accomplish this, the Garman team removed the interior walls on the first floor to create a new first-floor layout that includes a foyer, flex space, guest ensuite, and a new powder room.

While the second-floor layout largely remained the same, the existing rooms to include two full baths and two bedrooms were completely updated and remodeled. For additional living space, a bedroom was repurposed to create a loft.

Their growing family and love for gatherings dictated the

Every home has a story. For Ben & Caitlin, their 1991 log home tells the story of Ben's past, present, and eventually their family's future. Steeped in nostalgia and overflowing with memories, this family home is more than just a structure—it's been a gathering place filled with love throughout generations.

As their family grows, so does their vision for a home that easily accommodates their need for a more modern and functional space to raise their children. They found themselves at a crossroads. Do they move to find the home they envisioned, or do they reimagine their home through a major renovation project? After much consideration and planning, the decision was made to embark on a complete interior and exterior renovation of the existing house and to enlarge it with a two-story addition. To design and build the whole-house remodeling project, the couple hired Garman Builders Renovation.

Building a new home without tearing down the existing structure brings excitement and a few challenges. The goal is to blend the intrinsic beauty and history of the log home with new construction that introduces a more modern layout.

BACKGROUND: In 1991, Ben's parents decided to purchase land to build a post and beam home for their family. The garage, breezeway, and stone addition (rec room) were added later. Ben loved growing up in this home and knew that the property and the home were both unique and special. When Ben's mother decided to downsize, she was gracious enough to make a deal with Ben and Caitlin to take over the home. They moved in October of 2019 just after they were married.

SPOTLIGHT

Featured Builder

Garman Builders

(see ad on p. 27)

PROJECT TRADE PARTNERS

Austin Electric (see ad on p. 40)

Grimwood's Home Systems (see ad on p. 30)

GR Mitchell (see ad on p. 32)

Home Style Builders (see ad on p. 28)

Martin Appliance (see ad p. 36)

Musselman Lumber (see ad on Inside Back Cover)

Shank Door (see ad on p. 28)

Swartz Kitchens & Baths (see ad p. 34)

Tri-County Drywall Services, LLC (see ad p. 38)

Zimtech Exteriors LLC (see ad p. 26)

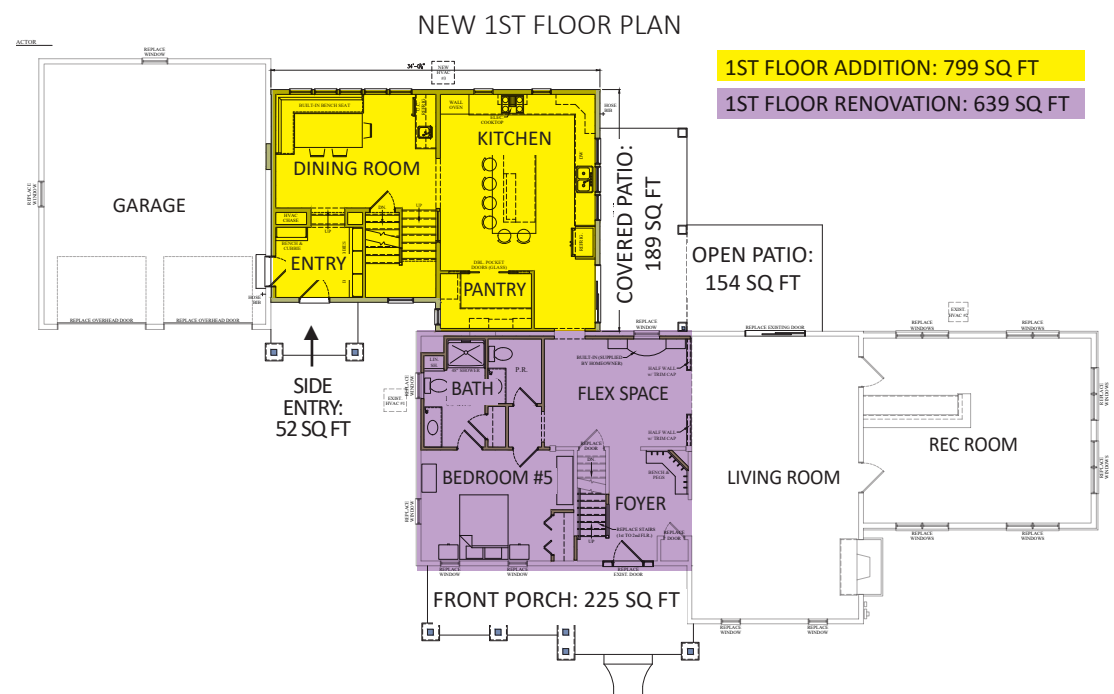
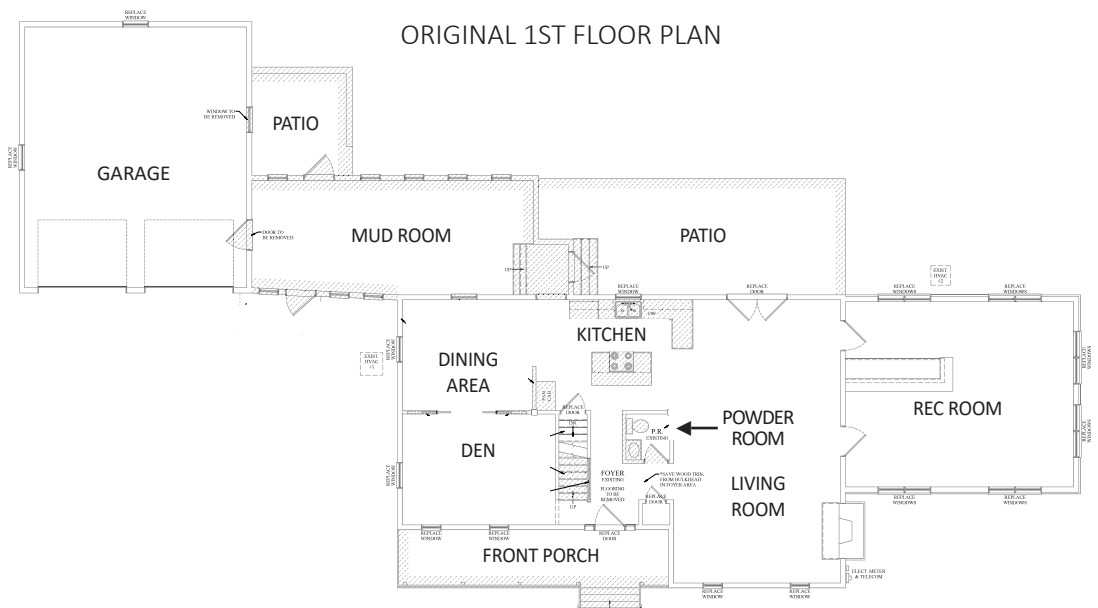
We began the design process with another company but didn't feel that they were meeting our needs. A family member, who was familiar with their work, recommended Garman. After speaking to the team at Garman, we instantly made a connection and felt that they were going to be able to provide exactly what we were looking for. The other company offered us a design and plan that fit their vision while Garman was dedicated to building our dream home.

Homeowners, Caitlin & Ben



We weren't completely satisfied with the design proposed by our original contractor. Garman, on the other hand, offered us 5 different design layouts at our first meeting and we would have been happy with any one of them. In addition, they were great at helping us to narrow down the things that were our highest priority and customizing the layout to exactly what we needed.

Homeowners,
Caitlin & Ben



As seen on both the plans to the left as well as these photos, the mudroom was the only portion of the original home forfeited to make room for the new 2-story addition.



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Throughout our project, we made several changes and additional requests for design elements and Garman was always flexible and adapted quickly – including addressing unforeseen circumstances. The job site was always well maintained and we were consistently impressed with Garman’s attention to detail and professionalism

Homeowners, Caitlin & Ben

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BEFORE



The removal of many of the interior walls allowed for the creation of an open floor plan, including an attractive entry complete with an inviting foyer.




Friends and family have also commented about just how amazing Garman has done with not only the addition, but repurposing the space we once had to make it so much more functional – turning an old office into the guest bedroom, relocating a powder room, creating an entry space with a bench and peg built-in, and relocating a “sentimental” built-in from an old bedroom to add storage in our flex space.

Homeowner, Caitlin

While the entire team of Garman's trade partners did a great job, probably our favorite feature of our new home is our built-in sound system. Dave with Grimwood's Home Systems was great to work with and we are loving the sound system and how easy it is to use.

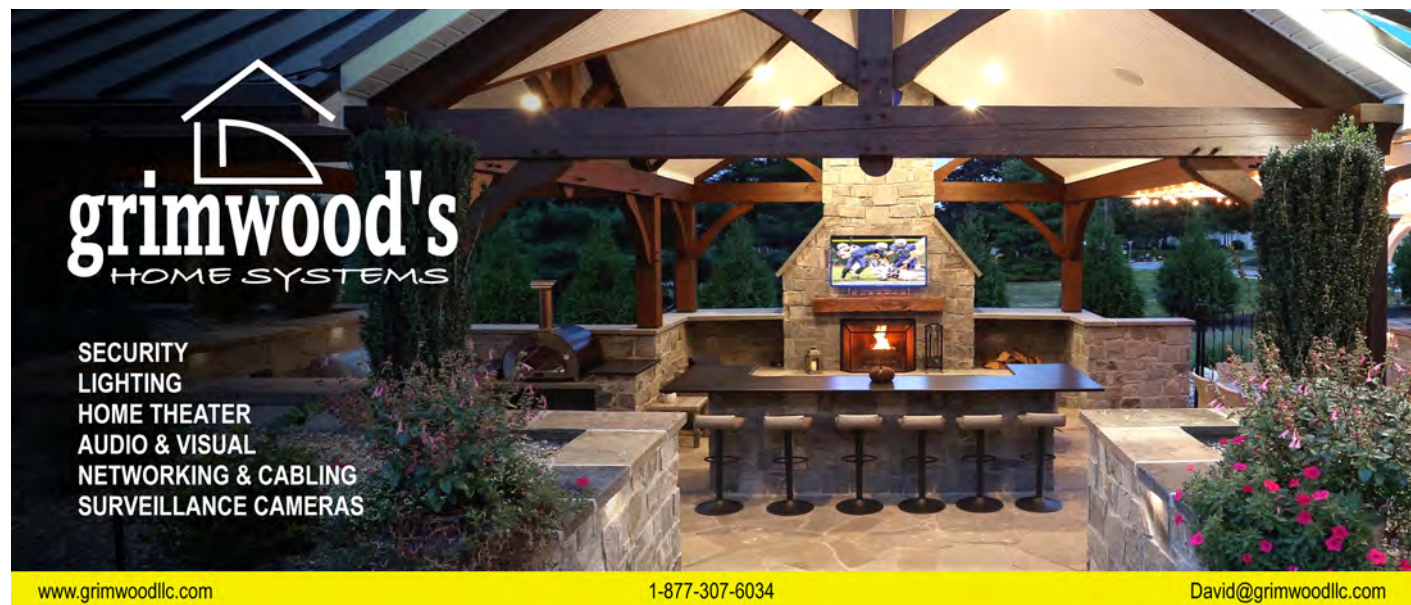
Homeowners, Caitlin & Ben



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FALL INTO HOME IMPROVEMENT

REPLACEMENT WINDOWS

Beach vacations have come to an end, school's back in session, and temps are cooling. As the seasons change renovations may not be top-of-mind, but for certain projects, this is actually the best time of year to undergo home improvements.

There's one upgrade in particular that's quick and allows you to reap benefits immediately—replacement windows. Why is fall the best time for new windows?

1 Weather conditions are accommodating. Not only are the temperatures milder, meaning you won't expose the interior of your home to the extreme heats of summer, but thunderstorms are also much less likely in the fall than in spring.

2 With Thanksgiving, Christmas, and New Year's celebrations around the corner, you may be hosting a gathering. New windows could be part of getting your home holiday-ready by creating a comfortable space that you'll want to show off.

3 Of course, there's a draw to improve the aesthetic of your home with stylish frames, and the ease of opening and closing a replacement window is appealing. But energy efficiency is a main benefit for

homeowners, especially in preparation for brutal winter weather, where draftiness is a downfall. Tackling this upgrade during the fall can save you from another year of taping up old windows or avoiding certain rooms in your home.

4 Exterior and remodeling companies are typically busiest in the spring and summer. As demand tends to slow later in the year, you're more likely to find flexible scheduling and possibly more favorable prices than during peak season. Product availability also improves. So, the time between ordering and arrival of your new windows and doors is likely to shorten.

MARVIN®



Energy efficiency means you save on your utility bill, but you also get to be more comfortable in your home while minimizing your environmental impact. Energystar.gov has compiled a list of the most energy efficient windows on the market, including 8 offerings from Marvin®, the industry-leader of energy saving technologies.



Learn More
About Marvin



The easiest way to select the colors and features you want without the stress of a high-pressured sales pitch in your home is to visit a local showroom. GR Mitchell's Willow Street location has a wide variety of windows and doors displayed. Plus, if you need recommendations as you browse, knowledgeable employees are available to assist. Their close relationship with local contractors means they can help you select the best professional for your project.

GR Mitchell

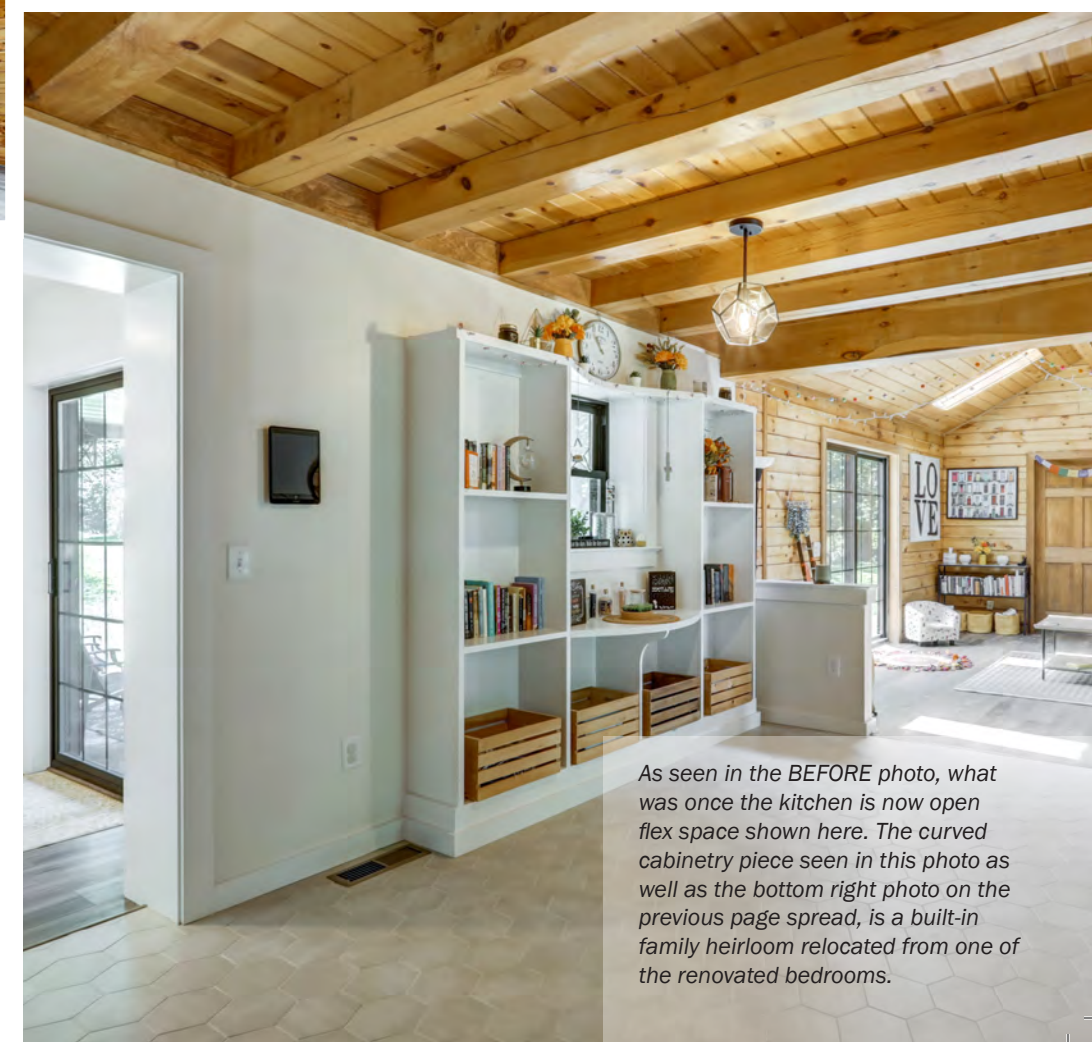
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We couldn't be more pleased with Garman and the quality of their work. We highly recommend them and have already done so to many of our peers who too have growing families and are in need of additional space.

Homeowners, Caitlin & Ben



As seen in the BEFORE photo, what was once the kitchen is now open flex space shown here. The curved cabinetry piece seen in this photo as well as the bottom right photo on the previous page spread, is a built-in family heirloom relocated from one of the renovated bedrooms.



The selections process, especially on a job this large, can be overwhelming. It was a lot of work and to have done it on our own would have been incredibly stressful. The Design Center at Garman was such a great place to sit down with the team and review a wide variety of options while not being overwhelmed with too many. The Garman staff were able to help us choose selections that felt true to our style while maintaining a cohesive flow throughout the home.

Homeowners, Caitlin & Ben



Cabinetry: SWARTZ KITCHENS & BATHS



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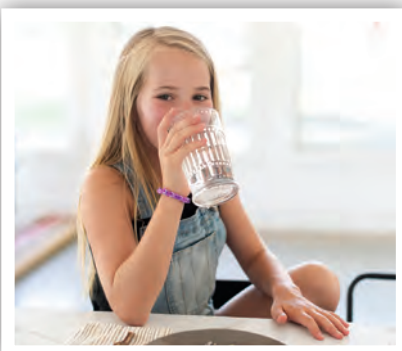


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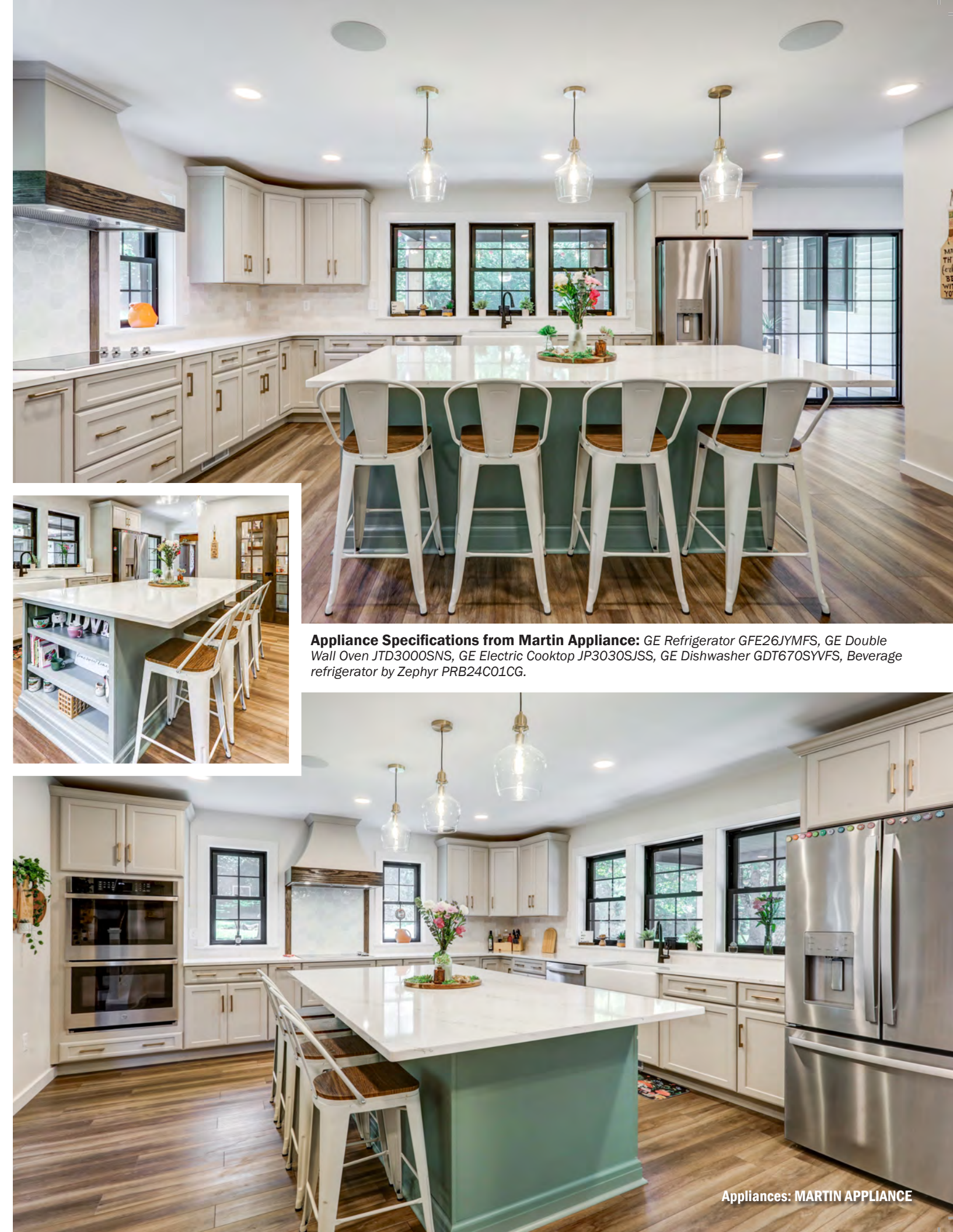
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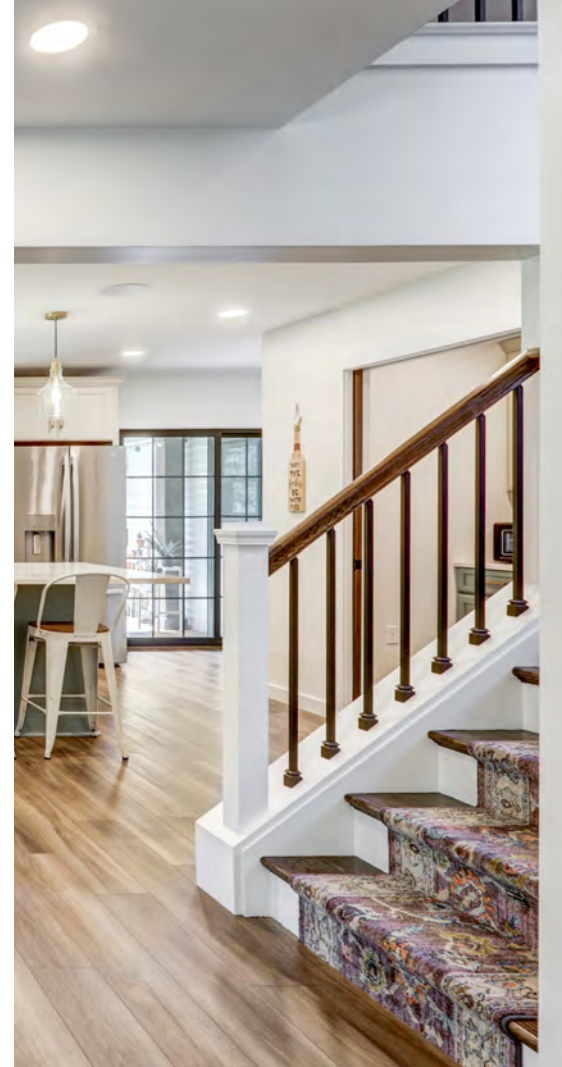
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Appliance Specifications from Martin Appliance: GE Refrigerator GFE26JYMFS, GE Double Wall Oven JTD3000SNS, GE Electric Cooktop JP3030SJSS, GE Dishwasher GDT670SYVFS, Beverage refrigerator by Zephyr PRB24C01CG.



Drywall: TRI-COUNTY DRYWALL SERVICES, LLC

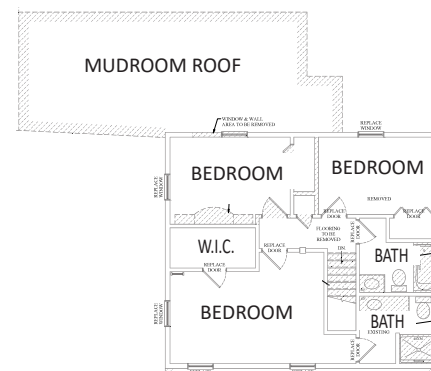


Now that we've been back in our home for a few months, we have been impressed with just how well Garman's design and execution has fit our family's lifestyle. Thanks to this project, our children now have their own bedrooms. With additional living space upstairs, our basement became our children's personalized play area while we still have plenty of space to entertain in the rest of the home. Our kitchen, with its gorgeous, oversized island, and dining area with built-in bench seating, give our family two spaces to be able to eat together; something that we do every night.

Homeowners, Caitlin & Ben

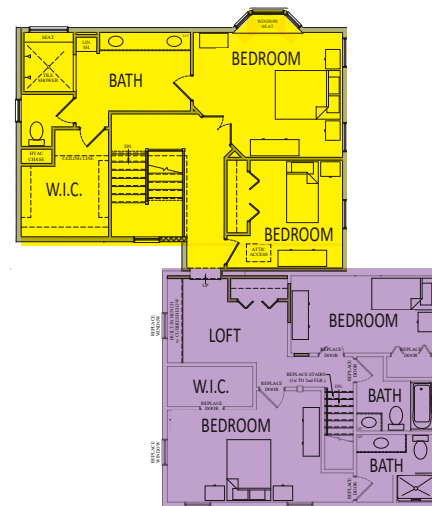


ORIGINAL 2ND FLOOR PLAN



NEW 2ND FLOOR PLAN

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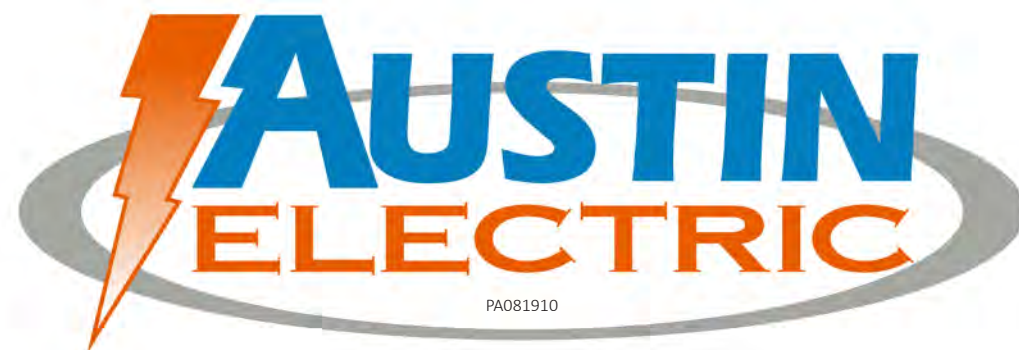


Electric: AUSTIN ELECTRIC



This project gave us a guest bedroom, something we lost when creating bedroom spaces for our children. We have already had several friends and family members stay in our guest suite and remarked about just how great it is. Ben has traveled on business twice since the completion of the project and my mom has been able to stay with us and help with the kids while having her own space to sleep.

Homeowner, Caitlin



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Our advice to homeowners contemplating a project is to remember to be patient. Renovations and home building projects take time but the payoff is well worth the wait and the temporary disruption.
 Homeowners, Caitlin & Ben

Garman BUILDERS

Garman Builders' Renovations division is an award-winning design-build firm serving homeowners throughout central Pennsylvania. For over 50 years, Garman has been in the business of building better homes. Whether constructing from the ground up or remodeling an existing home, Garman Builders brings seasoned craftsmanship, reliable service, and personal care to every project. Satisfying customers has been the foundation for Garman's success through multiple generations of family leadership.

Garman Builders is ready to take on any challenge to make your renovation dreams become reality. Even the largest projects are a breeze with Garman's in-house drafting and design team, who carefully craft custom spaces to fit customers' needs and lifestyles. Garman's expert team is ready to guide you through each step of our streamlined process of renovating your home or business. From the first phases of planning your design to the day you walk through your completed project, the Garman Renovations team will be alongside you at every step. After the date of your project closing, support continues through the dedicated Customer Care team.

Above all, Garman is committed to delivering a top-quality product that will enrich clients' day-to-day lives for many years to come. We can't wait to continue our tradition of excellence with you!



Pictured above (left to right): Nick Neves, Seth Johnson, Megan Herr, Tori Sapir, Eric Brubaker, Scott Garner
 Missing from photo: Steve Galeone, TJ Byers, Bo Weisser



Ask for everything you want, even if you don't know if it can be done. We were so impressed and pleased with how Garman was able to fit all of our requests into the project and give us exactly what we were looking for.
 Homeowners, Caitlin & Ben

